

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 4-7-03

209

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-7
ITEM DESCRIPTION: <u>Land Subdivision Permit</u> (Preliminary Plat) #03-07 to be known as Stonehedge Estates Second Subdivision, by Stonehedge Land Development LLC. The Applicant is proposing to subdivide approximately 119.78 acres of land into 152 lots for single family development and 14 Outlots. The applicant is requesting a <u>Design Modification</u> #03-02 to not construct a secondary access as required in the Zoning Ordinance and Land Development Manual. The property is located north of East Circle Drive, northwest of Century High School, adjacent to Stonehedge First Sub. and Christ Our Rock Sub. and east of the Northwoods Hills Second Sub.		PREPARED BY: Mitzi A. Baker, Senior Planner

March 31, 2003

NOTE: See CPEC minutes from previous GDP Amendment hearing.

City Planning and Zoning Commission Recommendation:

The City Planning and Zoning Commission held a public hearing on March 12, 2003 to consider this preliminary plat. **Burke moved to recommend approval of Land Subdivision Permit (Preliminary Plat) #03-07 to be known as Stonehedge Estates Second Subdivision with staff recommended findings and conditions. Mr. Haeussinger seconded the motion. The motion carried 8-0.**

Staver moved to deny Design Modification #03-02 by Stonehedge Land Development LLC, with staff recommended findings. Peterson seconded the motion. The motion carried 8-0.

1. **The Final Plat shall include:**

- Re-routing of watermain and additional easements as required by RPU Water;
- Roadway names, approved by the Planning Department Addressing staff;
- Dedication of access control along the frontage of East Circle Drive (CSAH 2);

2. **Approval of this Land Subdivision Permit shall allow for phasing of Final Plats through 2009. Phasing of Final Plats shall be modified to meet requirements of Section 64.127 of the LDM.**

3. **Pond access shall be provided from the west, since crossing the Wetland will not likely be permitted. Access must be provided prior to, or concurrent with, dedicating the future public open space and pond to the City.**

4. **Parkland dedication for this subdivision shall be met via dedication of Outlot K, with the balance due (if any) to be in the form of cash in lieu of land, subject to meeting the slope and turf requirements as outlined in the February 19, 2003 memorandum from Rochester Park and Recreation. Deeding of the Outlot is to occur when the park is accessed via public street or the City wishes to begin development of the site.**

5. **Dedication of a Noise Easement will be required for Phase III of the proposed subdivision, prior to recording the Final Plat for Phase III.**

6. **A Storm Water Management Fee will apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this proposed development that do not drain to a privately constructed permanent detention facility, built to serve this property.**

Continued on next page

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

210

7. *Dedication of off-site drainage and utility easements is required prior to recording the Final Plat for this development.*
8. *Pedestrian facilities will be required along both sides of all new public roads within this property, including adjacent to Outlots. In addition, the Owner is obligated to construct/pay for the construction of/ a 10 foot wide bituminous pedestrian path along the entire frontage of East Circle Drive, including Outlots, and is obligated to construct any required mid-block pedestrian path connections within this development.*
9. *Design of roadways shall be modified per February 28, 2003 comments from Rochester Public Works.*
10. *If portions of this Plat are not serviceable with gravity flow sanitary sewer, those portions shall not proceed with Final Plat until gravity flow sanitary sewer is available, or the City approves the use of a private lift station.*

Council Action Needed:


1. *The Council may approve, approve with conditions, or deny the Land Subdivision Permit, and Design Modification. The Council must make findings of fact as a basis for the decision. Please see the attached staff report for staff and Commission recommended findings for the Design Modification. Additionally, the applicant request that the Plat be approved to allow Phasing of Final Plats through 2006. Council action should include approval to Phase this Plat through 2006.*
-

Distribution:

1. City Administrator
2. City Clerk
3. City Attorney
4. Planning Department File
5. Planning Department, GIS Division
6. Applicant: This item will be considered sometime after 7:00 p.m. on Monday April 7, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.
7. Yaggy Colby Associates



211 -
MEMORANDUM

DATE: March 27, 2003
TO: Mitzi Baker, Consolidated Planning Department
FROM: Doug Rovang, Senior Civil Engineer 
SUBJECT: Phase I Stonehedge 2nd Subdivision

Municipal Well #37 is currently being constructed immediately north of the Stonehedge subdivision. When the proposed next phase of the Stonehedge Subdivision proceeds, the developer will be extending a 12" trunk water main to within 300' of municipal well #37. RPU will then extend this main the remaining distance to the new well. This connection will provide us with a needed additional water source to serve the Northern Heights/Viola Road NE area.

We are anxious to have the 12" water main constructed this spring, so Well #37 can be placed in service this summer. Apparently, approval of all of Phase I of Stonehedge 2nd Subdivision makes this more likely.

C: Greg Woodworth
Walt Lorber
Donn Richardson
Wade Dumond, Yaggy Colby

212

2379 Jade Place NE
Rochester MN 55906-5421
March 11, 2003

Rochester-Olmsted Planning Department
2122 Campus Drive SE, Suite 100
Rochester MN 55904-4744

Dear City Planning and Zoning Commission:

We are concerned about Design Modification #03-02 to not construct a secondary access as required in the Zoning Ordinance and Land Development Manual. We request that you deny this design modification.

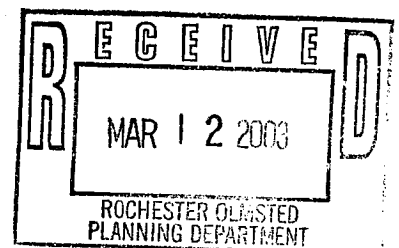
The ability of fire department, ambulance and police to access Stonehedge could be impaired with only one access. All the traffic that would be generated from the proposed new development would be coming through our area of the subdivision. This could pose an additional potential hardship for us.

We are further concerned that when the planned Mayo facility opens, there will be traffic congestion on Stonehedge Drive accessing that facility. To limit access to the planned subdivision via this one access is folly.

Sincerely yours,

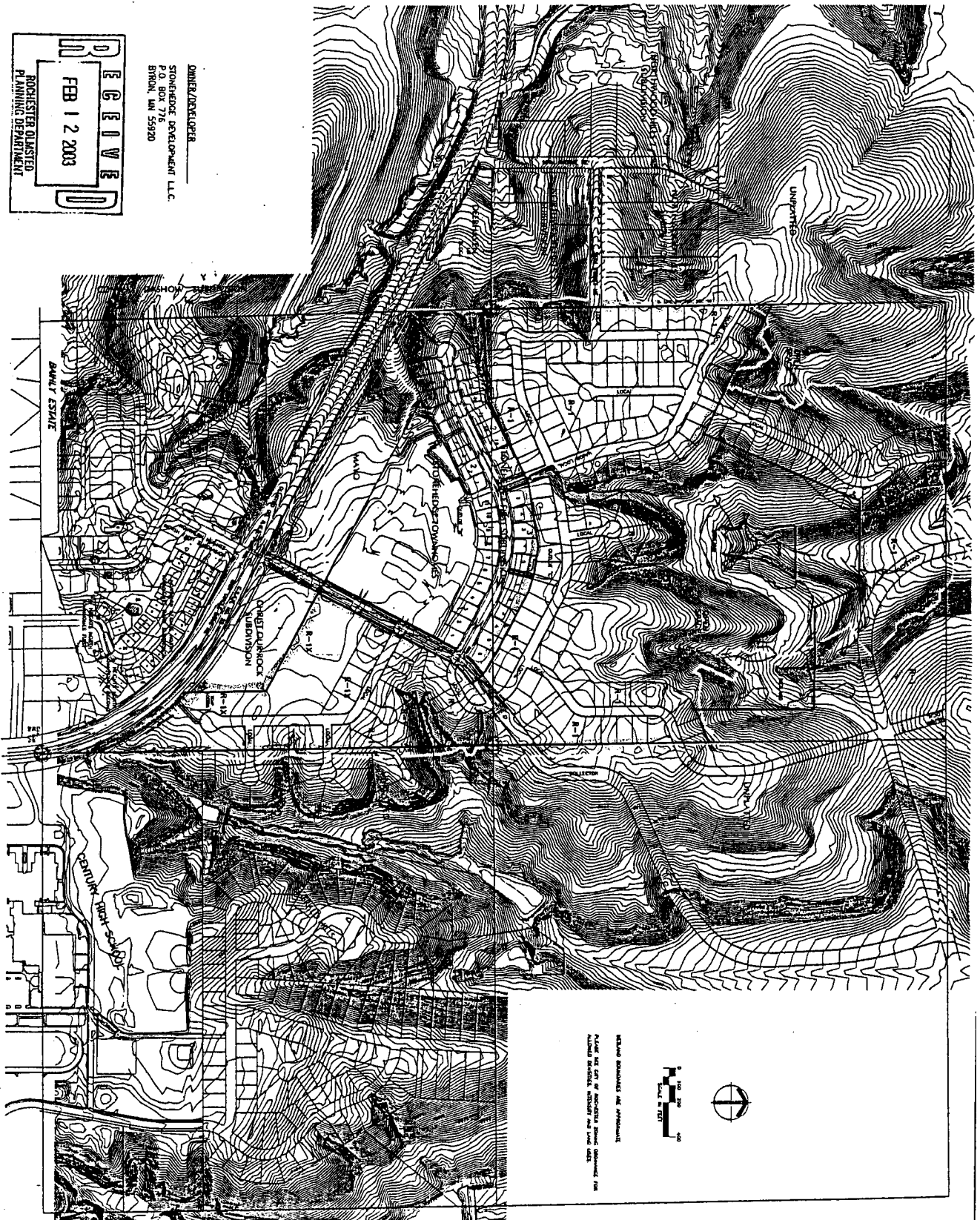
Dennis S. De Lorme
Connie L De Lorme

Dennis and Connie De Lorme



RECEIVED
 FEB 12 2003
 ROCHESTER PLANNING DEPARTMENT

DONER/DESIGNER
 STONEHEDGE DEVELOPMENT LLC
 P.O. BOX 776
 BYRON, MN 55920



PROPOSED GDP 2003

STONEHEDGE ESTATES
 ROCHESTER, MINNESOTA
 GENERAL DEVELOPMENT PLAN

YAGGY COLBY ASSOCIATES

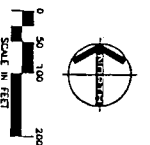
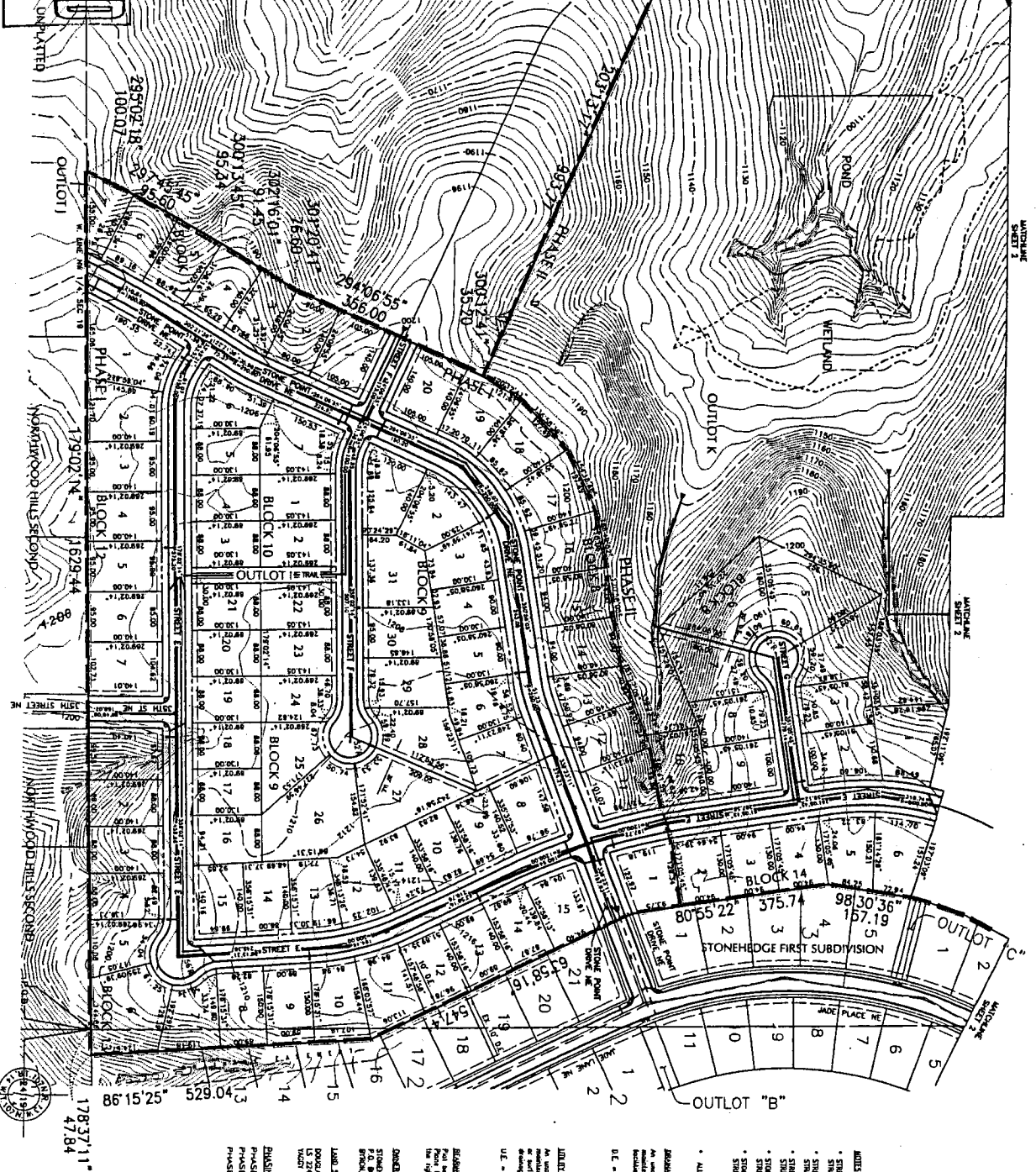
PLANNING
 ARCHITECTS
 112 LINDSEY AVENUE, SUITE 100
 ROCHESTER, MN 55901
 PHONE: 507/251-1111
 FAX: 507/251-1112
 WWW.YAGGYCOLBY.COM

DATE	1/11/03
BY	1/11/03
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BY	1/11/03

1

212

E G E I V E



NOTES

- STREET A-C & E 15' R.O.W. WIDTH = 50.00'
- STREET B-B CROSS WIDTH = 28.34'
- STREET E-F 15' R.O.W. WIDTH = 54.00'
- STREET B-B CROSS WIDTH = 33.34'
- STREET A-E & J 15' STREET R.O.W. WIDTH = 40.00'
- STREET B-B CROSS WIDTH = 31.34'
- STREET POINT DRIVE R.O.W. WIDTH = 64.00'
- STREET B-B CROSS WIDTH = 41.34'
- STONEHOUSE DRIVE R.O.W. WIDTH = 40.00'
- STREET B-B CROSS WIDTH = 45.34'

• ALL USE ARE 10' UNLESS OTHERWISE NOTED

DOUBTCE ESSENTIAL DEFINED
An unadorned statement for the construction and maintenance of underground and surface drainage facilities and utility easement.

DIC = DOUBTCE ESSENTIAL

UTILITY EASEMENT, DEFINED
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct surveys and burning on said easement.

BEARINGS
Plot bearings are known.
Point Grid Azimuths meet
the right from grid north.

STANDARD DEVELOPMENT
P.O. BOX 776
BRIGHAM, MN 55820

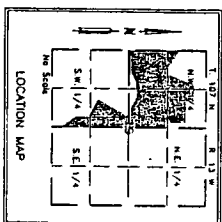
DOUGLAS C. RUD
LS 22422
YACHT COLBY ASSOCIATES

PHASING (PLANNED)

PHASE 1: 2003-2004 CONSTRUCTION

PHASE 2: 2005-2006 CONSTRUCTION

PHASE 3: 2007-2008 CONSTRUCTION



STONEHEDGE ESTATES SECOND SUBDIVISION
ROCHESTER, MINNESOTA

PRELIMINARY PLAT

NUMBER	DATE
1	10/1/68
2	10/2/68
3	10/3/68
4	10/4/68
5	10/5/68
6	10/6/68
7	10/7/68
8	10/8/68
9	10/9/68
10	10/10/68
11	10/11/68
12	10/12/68
13	10/13/68
14	10/14/68
15	10/15/68
16	10/16/68
17	10/17/68
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19	10/19/68
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21	10/21/68
22	10/22/68
23	10/23/68
24	10/24/68
25	10/25/68
26	10/26/68
27	10/27/68
28	10/28/68
29	10/29/68
30	10/30/68
31	10/31/68

**YAGGY
COLBY
ASSOCIATES**



**YAGGY
COLBY
ASSOCIATES**

ENGINEERS • ARCHITECTS
 SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS
 117 THIRD AVENUE SOUTHEAST
 ROCHESTER, MINNESOTA 55904
 612-288-4444
 FAX 612-288-5038
 EMAIL INFO@CTC.COM

FILE BY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE

FILE A SKOV	NUMBER	DATE
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STONEHEDGE ESTATES SECOND SUBDIVISION
ROCHESTER, MINNESOTA

PRELIMINARY PLAT

PRELIMINARY PLAT

ROCHESTER, MINNESOTA

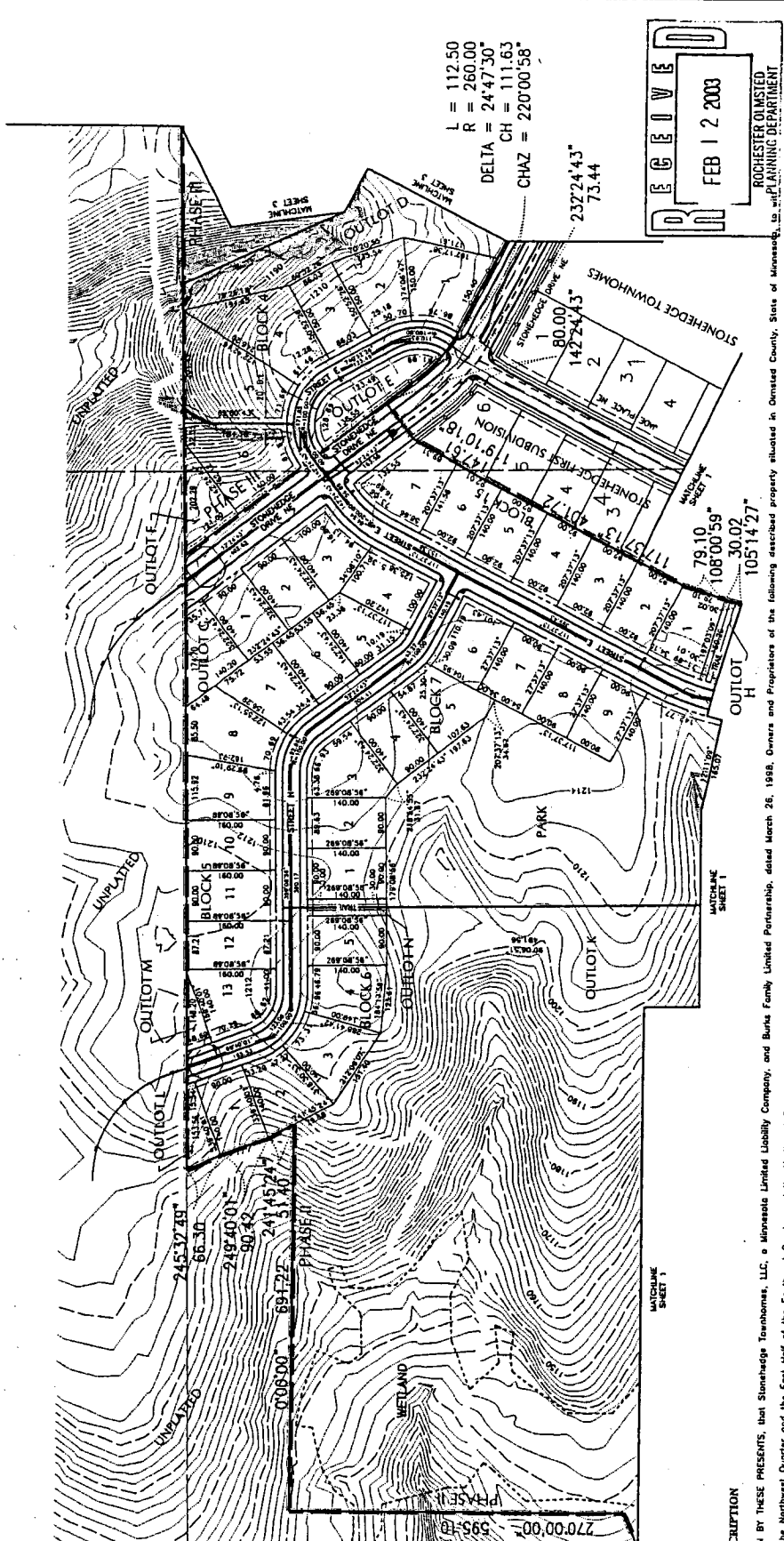
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DATE	02/12/03
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CHECKED BY	KAS
REVIEW	

[REDACTED]

[REDACTED]

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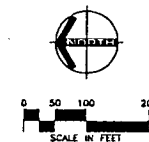


LEGAL DESCRIPTION

KNOW ALL MEN BY THESE

[illegible]

oid tract contains 119.78 acres more or less



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-248-8888
FAX 507-248-5018
EMAIL: INFO@YAGGYCOLBY.COM

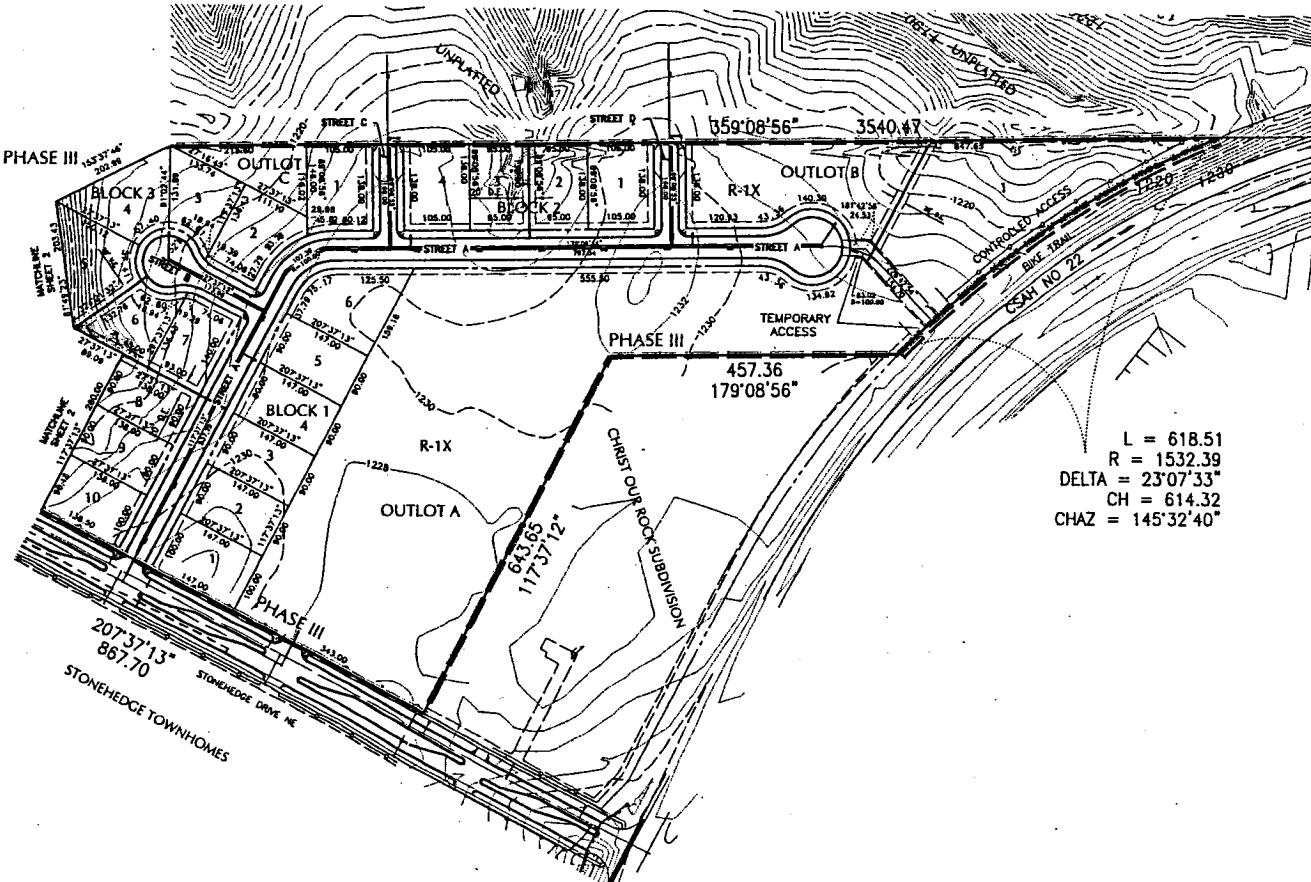
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KYLE A. SKOV
NUMBER _____ DATE _____

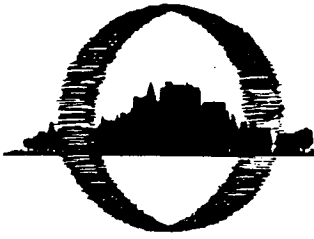
STONEHEDGE ESTATES SECOND SUBDIVISION
ROCHESTER, MINNESOTA
PRELIMINARY PLAT

PROJECT _____
NUMBER _____
COMPUTER FILE 7916, UNIC
DATE 02/12/03
DRAWN BY ARE
CHECKED BY KAS
REVISIONS _____

SHEET NUMBER
3
OF 36 SHEETS



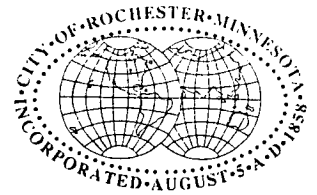
RECEIVED
FEB 12 2003
ROCHESTER OLMDSTED
PLANNING DEPARTMENT



ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF
Olmsted



TO: City Planning and Zoning Commission

FROM: Mitzi A. Baker, Senior Planner

DATE: March 6, 2003

RE: Land Subdivision Permit (Preliminary Plat) #03-07 to be known as Stonehedge Estates Second Subdivision, by Stonehedge Land Development LLC. The Applicant is proposing to subdivide approximately 119.78 acres of land into 152 lots for single family development and 14 Outlots.

The applicant is requesting a *Design Modification #03-02 to not construct a secondary access as required* in the Zoning Ordinance and Land Development Manual. The Plat also proposes to dedicate new public roadways. The property is located north of East Circle Drive, northwest of Century High School, adjacent to Stonehedge First Subdivision and Christ Our Rock Subdivision and east of the Northwoods Hills Second subdivision.

Planning Department Review:

Applicant/Owner: Stonehedge Land Development LLC
5 Kurths Bay Court NE
Rochester, MN 55906

Surveyors/Engineers: Yaggy Colby Associates
717 Third Ave. SE
Rochester, MN 55904

Report Attachments:

1. Land Development Manual Excerpts
2. Referral Comments
3. Copy of Preliminary Plat



Summary of Land Subdivision Permit (Preliminary Plat) Application:

This Plat includes approximately 120 acres of land located east of 16th Ave. NE, northerly of East Circle Drive, adjacent to Stonehedge First Subdivision and Christ Our Rock Subdivision. The Plat identifies the intent to phase the Final Plats. Three phases are identified. Phase I is proposed for construction in 2003-2004 and includes 70 single family lots and 2 Outlots. Phase II is proposed for construction in 2005-2006 and includes 44 single family lots and 4 Outlots. Phase II also includes the future Park and public open space as well as a future pond. The Wetland identified in Outlot K (the future Park and public open space) may be a Calcareous Fen. The MnDNR will be making a final determination as to the status of the Wetland type sometime this summer.

A GDP was approved for this property in 2001, and Stonehedge First Subdivision has since been platted and constructed. An amendment to the GDP is being considered concurrent with this preliminary plat. All of the property has either been annexed or is in the process of annexation to the City. Most of the property is, or will be, zoned R-1 (Mixed Single Family) residential, with a portion of the area identified as Phase III already zoned R-1X (Mixed Single Family Extra) district. A portion of Stonehedge First Subdivision, which is already platted, is also zoned R-1X and is being developed with townhomes.

This Plat identified a temporary access to East Circle Drive (CSAH #2) in the far southeast corner. The applicant does not intend to utilize the access long term and may coordinate with the County Public Works Department to utilize the access for a temporary period if necessary.

This application includes a request for a Design Modification to waive the requirement for a second access to be provided prior to generating 1,200 trips or more. Essentially, the developer is requesting approval for full build out of this preliminary plat with only one access.

Design Modification:

The purpose of the design modification is to permit relief from the strict application of ordinance standards where there is no defined hardship, the proposed modifications will not result in identifiable loss of protection to adjacent properties, or where the proposed development results in an improved design solution to a site design problem and in doing so, still meets the intent of the site design or public facility standards.

Section 64.127 of the Rochester Zoning Ordinance and Land Development Manual includes the following requirement:

64.127 Street Hierarchy:

- 10) Secondary access will be required for any low density residential development that is projected to generate more than 500 average daily trips. Where secondary access is not constructed as part of the initial phase of development, the secondary access shall be provided before the City authorizes any construction that would be projected to generate traffic in excess of 1,200 average daily trips. The need for secondary access for non-residential development fronting on a collector or higher order street shall be determined based on a Traffic Impact Study.

Section 60.424 Of the LDM allows for a Design Modification to the Public Facilities Standards of Chapter 64 to be considered concurrent with a Plat, under the following provisions:

60.424 **Specific Policies:** The following paragraphs contain the guidelines applicable to specific types of design modifications which shall be considered by the approval authority.

9) **Public Facility Standards:**

- a) Modification to the requirements of Chapter 64 may be approved as part of the review of any general development plan, land subdivision permit, or final plat where the applicant can show by reason of exceptional topography or any other physical condition that strict compliance with these regulations would cause undue hardship or that such relief would not be a detriment to the public welfare and would not impair the intent and purpose of the regulations.

Staff Analysis of Design Modification:

As identified in the Purpose statement for Design Modifications (Sec. 60.421), *"The purpose of the design modification is to permit relief from the strict application of ordinance standards where there is no defined hardship, the proposed modifications will not result in identifiable loss of protection to adjacent properties, or where the proposed development results in an improved design solution to a site design problem and in doing so, still meets the intent of the site design or public facility standards"*. And as stated in 60.424, 9) *"Modification to the requirements of Chapter 64 may be approved as part of the review of any general development plan, land subdivision permit, or final plat where the applicant can show by reason of exceptional topography or any other physical condition that strict compliance with these regulations would cause undue hardship or that such relief would not be a detriment to the public welfare and would not impair the intent and purpose of the regulations"*.

Prior to petitioning for the initial GDP for Stonehedge (then referred to as Plateau Estates), the applicant and consultant met with public agencies at a pre-development meeting. The need for additional access was discussed at that meeting. This Ordinance requirement, and the need to phase this development to meet that requirement, has been repeated in staff analysis of applications related to this property. The applicant has been aware of this requirement since early in the development process. Though they have not been able to successfully negotiate access to the west with the Township, at this time, staff contends that the development still needs to be phased so that the requirements for second access are adhered to.

Approving the Design Modification requested, to essentially allow for more than 2,000 trips on one access, would undermine the purpose and intent of this Ordinance. The request does not provide an improved design solution, would not meet the public facility standards and will result in loss of protection to properties through limited access and circulation for emergency vehicles.

Though approval would provide a short term solution for the developer to complete this development it would be at the expense of the future population of the area. Second access is needed to improve vehicular circulation in the area and to provide multiple means of access for emergency vehicles. Permitting full build-out of this development on one access could be a detriment to the public welfare, and such action would impair the intent and purpose of the Rochester Zoning Ordinance and Land Development Manual. **Staff recommends denial of the Design Modification as requested.**

Staff Review and Recommendation:

The Planning staff has reviewed this preliminary plat request under the provisions of LDM Sections 61.225 (effective 5/15/199). Staff recommends the following modifications or conditions:

1. ***The Final Plat shall include:***
 - ***Re-routing of watermain and additional easements as required by RPU Water;***
 - ***Roadway names, approved by the Planning Department Addressing staff;***
 - ***Dedication of access control along the frontage of East Circle Drive (CSAH 2);***
2. ***Approval of this Land Subdivision Permit shall allow for phasing of Final Plats through 2009. Phasing of Final Plats shall be modified to meet requirements of Section 64.127 of the LDM.***
3. ***Pond access shall be provided from the west, since crossing the Wetland will not likely to be permitted. Access must be provided prior to, or concurrent with, dedicating the future public open space and pond to the City.***
4. ***Parkland dedication for this subdivision shall be met via dedication of Outlot K, with the balance due (if any) to be in the form of cash in lieu of land, subject to meeting the slope and turf requirements as outlined in the February 19, 2003 memorandum from Rochester Park and Recreation. Deeding of the Outlot is to occur when the park is accessed via public street or the City wishes to begin development of the site.***
5. ***Dedication of a Noise Easement will be required for Phase III of the proposed subdivision, prior to recording the Final Plat for Phase III.***
6. ***A Storm Water Management Fee will apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this proposed development that do not drain to a privately constructed permanent detention facility, built to serve this property.***
7. ***Dedication of off-site drainage and utility easements is required prior to recording the Final Plat for this development.***
8. ***Pedestrian facilities will be required along both sides of all new public roads within this property, including adjacent to Outlots. In addition, the Owner is obligated to construct/pay for the construction of/ a 10 foot wide bituminous pedestrian path along the entire frontage of East Circle Drive, including Outlots, and is obligated to construct any required mid-block pedestrian path connections within this development.***
9. ***Design of roadways shall be modified per February 28, 2003 comments from Rochester Public Works.***
10. ***If portions of this Plat are not serviceable with gravity flow sanitary sewer, those portions shall not proceed with Final Plat until gravity flow sanitary sewer is available, or the City approves the use of a private lift station.***

REMINDER TO APPLICANT:

- ***Prior to development, the property owner will need to execute a City Owner Contract for construction of the public roadways and utilities.***
- ***Approved grading, drainage and construction plans and an executed Development Agreement will need to be submitted with the final plat application if the applicant intends to record the final plat documents prior to completion of infrastructure improvements and acceptance of improvements by the City.***

*EXCERPTS FROM THE ROCHESTER ZONING ORDINANCE & LAND
DEVELOPMENT MANUAL*

60.420 DESIGN MODIFICATIONS:

It is the intent of this ordinance to recognize that in certain instances it may be in the public interest to provide an expedient method to modify the site design and public facility standards of this ordinance as applied to certain types of development.

- 60.421 **Purpose:** The purpose of the design modification is to permit relief from the strict application of ordinance standards where there is no defined hardship, the proposed modifications will not result in identifiable loss of protection to adjacent properties, or where the proposed development results in an improved design solution to a site design problem and in doing so, still meets the intent of the site design or public facility standards. Guidelines are provided for the approval authority to assess the impact of the proposed design modification.

This ordinance also provides for certain types of development identified as incentive development and restricted development which, though not consistent with normal zoning district standards, will be permitted in certain instances. These developments are supported by the Land Use Plan, but may necessitate relaxation of certain design standards in order to meet site constraints. Design modifications will be considered as part of the normal review of these developments, subject to standards established in this section.

- 60.424 **Specific Policies:** The following paragraphs contain the guidelines applicable to specific types of design modifications which shall be considered by the approval authority.

10) Public Facility Standards:

- a) Modification to the requirements of Chapter 64 may be approved as part of the review of any general development plan, land subdivision permit, or final plat where the applicant can show by reason of exceptional topography or any other physical condition that strict compliance with these regulations would cause undue hardship or that such relief would not be a detriment to the public welfare and would not impair the intent and purpose of the regulations.

64.128 Street Hierarchy:

- 11) Secondary access will be required for any low density residential development that is projected to generate more than 500 average daily trips. Where secondary access is not constructed as part of the initial phase of development, the secondary access shall be provided before the City authorizes any construction that would be projected to generate traffic in excess of 1,200 average daily trips. The need for secondary access for non-residential development fronting on a collector or higher order street shall be determined based on a Traffic Impact Study.

222

ENGINEERS

ARCHITECTS

SURVEYORS



LANDSCAPE ARCHITECTS

PLANNERS

DESIGN MODIFICATION

February 12, 2003

Ms. Mitzi Baker
Rochester-Olmsted County Consolidated Planning
2122 SE Campus Drive
Rochester, MN 55904

**RE: Request for Design Modification
Stonehedge Subdivision**

Dear Ms. Baker:

The owners of the proposed subdivision hereby request the approval of a Design Modification under Section 60.127, Par. 10, for the number of trips generated by the proposed development.

This design modification is necessary for the northern portion of the development adjacent to township property. The township will not allow a connection to existing 35th Street NE, which is our only other available access point. Streets are being stubbed to the east, west, and north for possible future connections.

Please call if you have any questions.

Sincerely,

YAGGY COLBY ASSOCIATES

A handwritten signature in black ink, appearing to read 'Kyle Skov', with a long horizontal line extending to the right.

Kyle Skov, PE

KS:bd
YCA #7918

ROCHESTER OFFICE:

717 Third Avenue SE

Rochester, MN 55904

507-288-6464

Fax 507-288-5058

MPLS/ST PAUL OFFICE:

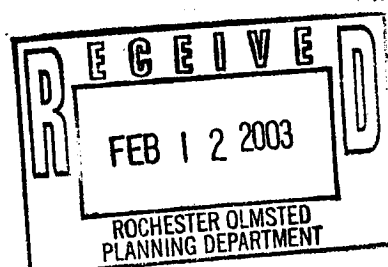
651-681-9040

MASON CITY OFFICE:

641-424-6344

DELAFIELD OFFICE:

262-646-6855



Equal Opportunity Employer

yaggy.com

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

223 -
DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 2/28/03

The Department of Public Works has reviewed the application for Preliminary Plat #03-07 for Stonehedge Estates Second Subdivision. The following are Public Works comments on this request:

1. A Development Agreement has been executed for this Property. Approval of the proposed design modification will require an amendment to the language of the existing Development Agreement that will address revisions in the Owner's obligations for provision of a second access to this development.
2. Dedication of a Noise Easement will be required for Phase III of the proposed subdivision, prior to recording of the Final Plat for Phase III.
3. A Storm Water Management Fee will apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this proposed development that do not drain to a privately constructed permanent detention facility, built to serve this property.
4. Dedication of off-site drainage & utility easements is required prior to recording the Final Plat for this development.
5. Controlled access will be required along the entire frontage of East Circle Drive.
6. Pedestrian facilities (concrete sidewalk) will be required along both sides of all new public roads within this property, including Outlots. In addition the Owner is obligated to construct/pay for the construction of a 10 foot wide bituminous pedestrian path along the entire frontage of East Circle Drive, including Outlots, and is obligated to construct any required mid-block pedestrian path connections within this development.
7. Execution of an Ownership & Maintenance Agreement is required for all private Outlots proposed within this development.
8. Execution of a City-Owner Contract is required prior to construction of public infrastructure for each Platted phase of this development.
9. Preliminary Construction Plan comments will be provided separately to the Developer's Engineer.
10. The proposed "Street E" 90 degree corner in the southwest part of the plat shall have a minimum 100 foot centerline radius. In addition, the intersections of proposed "Street E" with Stonehedge Dr NE shall be at 90 degrees for a minimum of 50 feet from the intersections.

Development charges and fees applicable to the development of this property are addressed in the existing Development Agreement with the exception of (rates in place through 7/31/03):

- ❖ First Seal Coat contribution @ \$0.49 per square yard of public street surface.
- ❖ Traffic Signs as determined by the City Engineer.

224



we pledge, we deliver

February 21, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Preliminary Plat #03-07 by Stonehedge Land Development, LLC to be known as Stonehedge Estates Second Subdivision.

Dear Ms. Garness:

Our review of the referenced preliminary plat is complete and our comments follow:

1. To provide for better networking of the water system the planned 8" loop from the Street F cul-de-sac must run between Lots 11 & 12 and 26 & 27, Block 9 along with the required 20' public utility easement.
2. Other minor revisions to the proposed water system layout are required. We have provided the applicant's engineering firm with these comments.
3. Static water pressures within this area will range from 53 to 70 PSI.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

A handwritten signature in black ink that reads "Donn Richardson". The signature is written in a cursive style with a large, looped "D" and a trailing flourish.

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention Bureau
Gary Schick, Building & Safety
Wade Dumond, Yaggy Colby Associates
Stonehedge Land Development, LLC



ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

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MEMORANDUM

DATE: February 19, 2003
TO: Jennifer Garness
Planning
RE: Stonehedge Est 2nd
Preliminary Plat # 03-07

Acreage of plat.....	119 a
Number of dwelling units.....	287*
Density factor.....	.0244
Dedication	7.00 a
Fair market value of land.....	na

* based on maximum number of units allowed in R-1X. Exact dedication to be recalculated when site plans are submitted for R-1X areas

The Park and Recreation Department recommends that dedication requirements be met via: dedication of Outlot K. In addition to the dedication required of this plat, the applicant has deferred dedication of:

Stonehedge 1 st	1.05 a
Stonehedge Townhomes	1.81 a

The dedication of Outlot K will meet approximately 8.0 acres of dedication requirement. The balance due (if any) should be in the form of cash in lieu of land. The applicant should be required to grade at least 4.0 acres of the park site (Outlot K) to 4% or less and establish to turf prior to deeding to the City. Deeding to occur when the park is accessed via public street or the City wishes to begin development of the site.

Ownership of Outlot E should be by association.

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The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: February 24, 2003

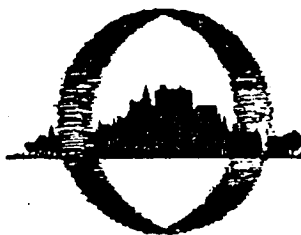
TO: Jennifer Garness, Planning

FROM: R. Vance Swisher – Fire Protection Specialist

SUBJ: Land Subdivision Permit (Preliminary Plat) 03-07 to be known as Stonehedge Estates
2nd by Stonehedge Land Development LLC.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
 2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
 - Cul-de-sacs less than 96 feet in diameter shall be marked "No Parking" along the cul-de-sac.
 - Streets less than 36 feet in width shall be posted "No Parking" along one side of the street.
Streets less than 28 feet in width shall be posted "No Parking" along both sides of the street.
 3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
 4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.
- c: Donn Richardson, RPU, Water Division
Stonehedge Land Development, LLC – 5 Kurths Bay Court NE – Rochester, MN 55904
Yaggy Colby Assoc – 717 3rd Ave SE – Rochester, MN 55904



COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: February 21, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Wade Dumond (Yaggy Colby Assoc.)

RE: STONEHEDGE ESTATES SECOND SUBDIVISION

PRELIMINARY PLAT # 03-07

A review of the preliminary plat has turned up the following **ADDRESS** and **ROADWAY** related issues.

1. The preliminary plat has eight roadways illustrated as STREET A through STREET H that will need to be given a roadway name, type and directional.

RECOMMENDATION: Coordinate all roadway designations with our office before final plat.

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